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  "typeOfReport": {
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "659285df545844510d0e2b14",
    "firstName": "Raghwendra",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9918146808",
    "email": "raghwendra.kumar@unionbankofindia.bank"
  },
  "fees": {
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    "expectedFees": null,
    "quotedAmount": ""
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "type": "BANK",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
  "mobileNo": "02222629332",
  "alternateMobileNo": "",
  "email": "kashyapcmcmesm@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Union Bank Of India Building , Ground Floor, 66/80, Mumbai Samachar
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  "label": "Commercial"
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"zone": {
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
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"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
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"role": "SITEENGINEER",
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"email": "barkathodekar68@gmail.com",
"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
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"_id": "64dc7184ccaf1e7b7f637f47",
"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
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"maker": {
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"lastName": "Moozhickal",
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"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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"type": "EMPLOYEE",
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
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  "value": "B",
  "label": true
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  "value": "",
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  "key": "hisNo",
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    "label": "R. C. C. Slab"
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  "windows": {
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    "label": "Glass Facade Windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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    "label": "Middle Class"
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    "label": "Urban"
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  "whetherCoveredUnderAnyState": {

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  "west": "Ram Narayan Narkar Marg",
  "south": "Vallabh Baug Lane ",
  "east": "90 Feet Road "
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  "north": "By F.P.No. 324 or TPS III",
  "west": "By 50' T.P. Road now Ram Narayan Narkar Marg",
  "south": "By Vallabh Baug Lane ",
  "east": "By 90' D.P. Road "
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    "south": "Details not available ",
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  },
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "The Height of loft is 6.34 Feet.",
"dateOfIssusApprovePlan": "Copy of Approved Plan No. CE / 6055 / BPES / AN
dated 21.02.2005 issued by MCGM.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No"
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"compositeRate": {
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"igrRate": {
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"propertyName": "commercial office",
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"squareMeterGuideLineRate": "168200.00",
"squareFeetGuideLineRate": "15626.00"
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"igrFinalRate": {
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  "depreciationPercentage": "76",
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  "squareMeterGuideLineRate": "144003.00",
  "squareFeetGuideLineRate": "13378.00"
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    "label": "Residential Purpose"
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
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  "dateOfConstruction": {
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    "year": "2000",
    "fullDate": "1/1/2000"
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    "label": "R.C.C. Framed Structure"
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"label": "Good"
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  "label": "Good"
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"walls": {
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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  "label": "Yes"
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"yearOfConstructionAsPer": {
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  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "36",
"ageOfBuilding": "24",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "5",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "14"
},
"finalPlinthArea": {
  "area": "838.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65928a9b545844510d0e3933/
routeMap_1704457241941_Image.png",
    "routeLat": "19.078899",
    "routeLng": "72.909909",
    "stationName": "Ghatkopar",
    "routeDistance": "1.00 Km."
  },
  "finalLatLng": {
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      null,
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    null
  ],
  "type": "Point"
},
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    "name": "x7bnts",
    "image": "cases/65928a9b545844510d0e3933/
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  }
]
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "potentialValueRate": "0",
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"distressValuePercentage": "80",
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  "date": "Sat Jan 06 2024 12:42:17 GMT+0530 (India Standard Time)",
  "number": "2304373",
  "dayCount": "7",
  "monthCount": "75",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
}
```

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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
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  "label": "Internal Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
"status": false
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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"guidelineDetails": {
  "finalGuidelineValue": "11221466.00",
  "selectedBuildUpValue": "838.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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externallmg_1704257645317_1704257744419_image_1.jpeg",
      "orientation": "landscape"
    }
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      "orientation": "portrait"
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    "path": "cases/65928a9b545844510d0e3933/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1704258016131_1704258097814_image_8.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/65928a9b545844510d0e3933/
externallmg_1704258007721_1704258097814_image_3.jpeg",
    "orientation": "portrait"
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    "path": "cases/65928a9b545844510d0e3933/
externallmg_1704258005326_1704258097813_image_0.jpeg",
    "orientation": "portrait"
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    "path": "cases/65928a9b545844510d0e3933/
externallmg_1704257645317_1704257744419_image_1.jpeg",
    "orientation": "landscape"
  }
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "22000",
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"max": "43607"
},
"builtUpRateRange": {
  "min": "16667",
  "max": "33035"
}
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "showcases": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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"isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
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"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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"taskStatus": {
"SITE_INSPECTION": true,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
"label": "Lead",
"value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "838.80",
"empanelmentNo": [
"RO(S):ADV:VAL:012: 2018-19"
],
"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentId": [],
"_id": "65928a9b545844510d0e3933",
"ownerName": "Pragya Equilities Pvt. Ltd.",
"ownerPhoneNo": "0000000000",
"appAddress": "office no 504 5floor,Kailas Plaza ,Vallabhbug Lane .Ghatkopar East",
"remark": "",
"documents": [
{
"documentType": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
}
},

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"inputs": {
  "documentDate": "19/04/2006",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. D.K. Patil & Company",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Pragya Equilities Pvt. Ltd.",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "3575 / 2006"
},
"isHardCopy": false,
"displayStatus": true,
"id": "169115",
"path": "cases/65928a9b545844510d0e3933/document_1704102495572_1704102598629_Valuation_Report_Pragya_Equities_Pvt_Ltddoc.pdf",
"fileName": "document_1704102495572_1704102598629_Valuation_Report_Pragya_Equities_Pvt_Ltddoc.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "18/01/1994",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_Of_Greater_Mumbai",
      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 5399 / BPES / AH"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1704453453300_501445.pdf",
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"path": "cases/65928a9b545844510d0e3933/
document_1704453453300_501445.pdf",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Jan 05 2024 16:47:33 GMT+0530 (India Standard Time)"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "21/02/2005",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_Of_Greater_Mumbai",
      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 6055 / BPES / AN"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/65928a9b545844510d0e3933/
document_1704453592509_agreement.pdf",
"id": "200847",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Jan 05 2024 16:49:53 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "15/01/2021",
    "remark": " in the name of Pragma Equilities Pvt. Ltd. issued by Vastukala
Consultants Pvt. Ltd. "
  },
  "isHardCopy": false,
"displayStatus": false,
"fileName": "document_1704453647653_previous_valuation_report.pdf",
"path": "cases/65928a9b545844510d0e3933/
document_1704453647653_previous_valuation_report.pdf",
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"id": "396149",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Jan 05 2024 16:50:49 GMT+0530 (India Standard Time)"
}
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"caseNumber": "006036",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
{
"id": "932896",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Mon Jan 01 2024 15:19:15 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Pragya Equilities Pvt. Ltd.",
"phone": "0000000000",
"ownershipShare": "",
"email": "",
"id": "604276"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "356300",
"name": "Working Area",
"length": "100.00",
"length1": "100",
"length2": "00",
"width": "4.00",
"width1": "4",
"width2": "00",
"totalArea": "400.00",
"images": [],
"extraAreas": [],
"finalArea": "400.00"
},
{

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"measurementType": {
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  "label": "Square Feet"
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"id": "1",
"name": "Cabin",
"length": "100.00",
"length1": "100",
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"width2": "00",
"totalArea": "100.00",
"images": [],
"extraAreas": [],
"finalArea": "100.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Conference Room",
  "length": "100.00",
  "length1": "100",
  "length2": "0",
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  "width1": "1",
  "width2": "0",
  "totalArea": "100.00",
  "images": [],
  "finalArea": "100.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Reception",
  "length": "13.00",
  "length1": "13",
  "length2": "0",
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"width1": "1",
"width2": "0",
"totalArea": "13.00",
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{
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    "label": "Square Feet"
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  "id": "4",
  "name": "Server Room",
  "length": "100.00",
  "length1": "100",
  "length2": "00",
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  "width1": "1",
  "width2": "00",
  "totalArea": "100.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Loft",
      "value": "Loft"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length1": "18",
    "length2": "6",
    "length": "18.50",
    "width1": "12",
    "width2": "1",
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"width": "12.08",
"totalArea": "223.54",
"percentageBeforeTotal": "223.54",
"images": [],
"extraAreas": [],
"percentage": "100",
"finalArea": "223.54"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "289480",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "699",
  "squareMeterArea": "64.94",
  "docFinalBuiltUp": "838.8",
  "docFinalBuiltUpSquareMeter": "77.928",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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  "printlnReport": true,
  "_id": "659505a92fcdd54ce8d98678",
  "property": "Commercial office",
  "area": "718",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "23400000",
  "expectedRate": "32590.53",
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    "builtUpExpectedRate": "27158.77",
    "image": "cases/65928a9b545844510d0e3933/
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    "squareMeter": "66.70",
    "id": "114028"
  },
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    "printlnReport": true,
    "_id": "659505a92fcdd54ce8d98679",
    "property": "Commercial Office",
    "area": "415",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Saleable",
    "source": "magic_bricks",
    "expectedPrice": "8300000",
    "expectedRate": "20000.00",
    "builtUpExpectedRate": "16666.67",
    "image": "cases/65928a9b545844510d0e3933/
indicator_1704264799096_Image.png",
    "squareMeter": "38.55",
    "id": "951445"
  },
  {
    "printlnReport": true,
    "_id": "659505a92fcdd54ce8d9867a",
    "property": "Commercial Office",
    "area": "391",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Saleable",
    "source": "magic_bricks",
    "expectedPrice": "15500000",
    "expectedRate": "39641.94",
    "builtUpExpectedRate": "33034.95",
    "image": "cases/65928a9b545844510d0e3933/
indicator_1704264902276_Image.png",
    "squareMeter": "36.33",
    "id": "991436"
  }
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"externalImages": [
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    "type": "EXTERNAL_IMAGES",
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    "status": false,
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    "path": "cases/65928a9b545844510d0e3933/
externallmg_1704257641508_1704257744419_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6594e9fd2fcdd54ce8d92181",
    "name": "externallmg_1704257645317_1704257744419_image_1.jpeg",
    "path": "cases/65928a9b545844510d0e3933/
externallmg_1704257645317_1704257744419_image_1.jpeg",
    "orientation": "landscape"
  },
  {
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        "lastName": "Moozhickal",
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Co-Op. Hsg. Soc. Ltd., Plot No. 355 of T.P.S III, CTS No. 5736, Vallabhbaug Lane,
Village - Kiroal, Taluka - Kurla, District - Mumbai Suburban , Ghatkopar (East), PIN - 400
077, State - Maharashtra, Country - India",
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"finalBuiltUpPercentage": "10",
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"flatRate": "26400",
"landOtherRate": "23400",
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129.00",
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"toBeAdded": "",
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"otherCompositionCarpetTotal": "223.54",
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}

```

Name	Length	Width	Total
Composition :			
Working Area	100'00"	4'00"	400.00
Cabin	100'00"	1'00"	100.00
Conference Room	100'0"	1'0"	100.00
Reception	13'0"	1'0"	13.00
Server Room	100'00"	1'00"	100.00
Other Composition :			
Loft	18'6"	12'1"	223.54